ALL-STAR AUTOMOTIVE, INC.

P.O. Box 81191 Las Vegas, NV 89180

Wednesday, December 13, 2006

To: Planning And Development Department

Re: Zone Change - Justification Letter

APN # 139-28-401-029 and 139-28-401-031

2029, 2039, 2041 W. Bonanza Road, Las Vegas, NV 89106

Dear Sirs,

We hereby submit a request to change the current zoning of the subject property from a C-2 zoning, to a C-M zoning.

The reasons that we request the zone change are as follows:

- 1. The design of the site fits uses which are not permitted in C-2 zoning, but are allowed in the C-M zoning
- 2. The area characteristics have changed and there is a demand for uses that are more suitable to a C-M zoning, rather than a C-2 zoning. Some of the proposed uses for the subject property are vehicle parking and equipment storage.
- 3. The General Plan does not need to be changed in order to allow for the C-M zoning.
- 4. The property adjoining us to the West is zoned C-M, and the third lot to the East is C-M as well.
- 5. Prior to the U.S. 95 freeway expansion, the south end of our property was zoned C-M.

Sincerely,

Sam Barashy

ZON-19070 02/22/07 PC

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